



FORD & PARTNERS

ESTATE AGENTS




16A Cressex Road, High Wycombe, HP12 4TY

**\*AVAILABLE IMMEDIATELY\***

A two double bedroom duplex apartment situated just a stone's throw from popular state and grammar schooling.

- Two Double Bedrooms
- Off-Street Parking
- Separate Kitchen
- Close to Popular State & Grammar Schooling
- Gas Central Heating
- UPVC Double Glazing
- Available Immediately

**£1,650 Per month**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	